087.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	983,000 / 983,000
					USE VALUE:	983,000 / 983,000
					ASSESSED:	983,000 / 983,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BILLINGSLEY JAMES M	
Owner 2:		
Owner 3:		
Street 1:	61 RICHFIELD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	BILLINGSLEY JAMES M/SARA S -
Owner 2:	-
Street 1:	61 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,100 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 2200 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7100.000	539,300	600	443,100	983,000
Total Card	0.163	539,300	600	443,100	983,000
Total Parcel	0.163	539,300	600	443,100	983,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.82 | /Parcel: 446.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

55068

GIS Ref

GIS Ref

Insp Date

11/15/18

!7084!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	539,400	600	7,100.	443,100	983,100	983,100	Year End Roll	12/18/2019
2019	101	FV	410,000	0	7,100.	411,500	821,500	821,500	Year End Roll	1/3/2019
2018	101	FV	410,000	0	7,100.	411,500	821,500	821,500	Year End Roll	12/20/2017
2017	101	FV	410,000	0	7,100.	360,800	770,800	770,800	Year End Roll	1/3/2017
2016	101	FV	410,000	0	7,100.	329,200	739,200	739,200	Year End	1/4/2016
2015	101	FV	393,900	0	7,100.	291,200	685,100	685,100	Year End Roll	12/11/2014
2014	101	FV	393,900	0	7,100.	275,400	669,300	669,300	Year End Roll	12/16/2013
2013	101	FV	393,900	0	7,100.	262,100	656,000	656,000		12/13/2012

PRINT

Date	Time
12/10/20	21:45:45

LAST REV

Date	Time
07/17/19	14:29:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7084

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BILLINGSLEY JAM	52662-312		4/29/2009	Family	99	No	No		
BILLINGSLEY JAM	52662-310		4/29/2009	Family	99	No	No		
DOHERTY FRANCIS	44285-512		12/13/2004		780,000	No	No		
	23717-112		9/3/1993		261,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2007	132	Re-Roof	8,590					
9/3/2002	721	Porch	5,000	C				BUILD NEW PORCH BR
11/14/1997	700		6,000					SUNROOM TO L/AREA
6/18/1997	331	Inter Fi	5,000					OF NEW BDROOM
5/7/1997	237		8,000					ADD 8X12 DORMER
12/20/1995	710		4,600					DOR/ROOM/OVER GARA

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	372	PATRIOT
9/22/2005	MLS	BR	B Rossignol
3/27/2005	MLS	MM	Mary M
4/3/2000	Measured	263	PATRIOT
8/5/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7100		Sq. Ft.	Site		0	70.	0.89	12									443,100						443,100	

Total AC/HA:	0.16299	Total SF/SM:	7100	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	443,100	Spl Credit		Total:	443,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17395210
Const Adj.:	0.99149746
Adj $ / SQ:	145.496
Other Features:	108000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	565322
Depreciation:	26005
Depreciated Total:	539317

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

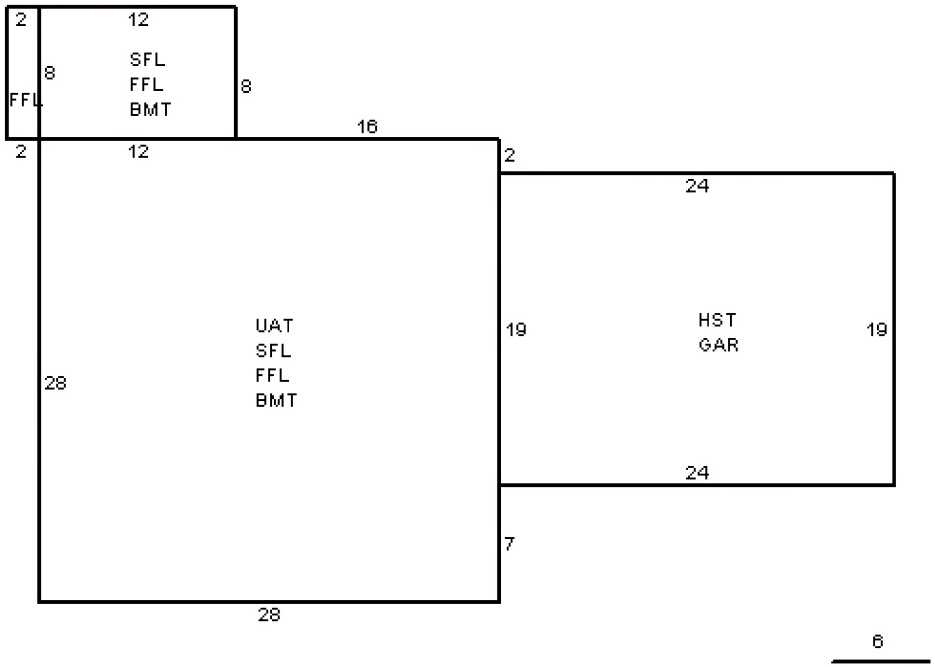
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	176.05
Special Features:	0	Val/Su Net:	152.52
Final Total:	539300	Val/Su SzAd	269.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	145.500	130,365
BMT	Basement	880	43.650	38,411
SFL	Second Floor	880	145.500	128,037
GAR	Garage	456	20.310	9,261
HST	Half Story	228	145.500	33,173
UAT	Upper Attic	196	101.850	19,962

Net Sketched Area:	3,536			Total:	359,209
Size Ad	2004	Gross Are	4352	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X16	A	FR	1989	3.92	T	30	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc